

REVISED

DEVELOPMENT REVIEW COMMISSION DECEMBER 11, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. CONSIDERATION OF MEETING MINUTES: 10/23/07

Request for **HUNTINGTON SQUARE (PL070279)** (Don Kermin, Hanley Properties, owner / Reese Anderson, Pew and Lake, PLC, applicant) for a Zoning Map Amendment from CSS to PCC-1, a Use Permit to allow a Car Rental Facility and a Development Plan Review for a new 378 s.f. coffee shop with a 200 s.f. patio and a drive-through located within an existing retail center located at 3225 S. Mill Avenue, in the CSS, Commercial Shopping and Services District, including the following:

ZON07006 – (Ordinance No. 2007.76) Zoning Map amendment from CSS Commercial Shopping and Services to PCC-1 Planned Commercial Center.

ZUP07101 – Use Permit to allow a car rental facility in the PCC-1 Planned Commercial Center -1 District.

DPR07215 –Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_HuntingtonSquare_121107.pdf](#)

Request for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC, owner / Paul Gilbert, Beus Gilbert, PLLC, applicant) for a Zoning Map Amendment from CSS and R-4 in the Transportation Overlay District (TOD) to MU-4 TOD with a PAD, and a Development Plan Review for a +/- 617,000 s.f. new student housing development on +/- 6.8 net acres located at 1900 E. Apache Boulevard, in the CSS Commercial Shopping and Services and R-4 Multi-Family Districts in the Transportation Overlay District Station and Corridor Areas, including the following:

DPR07208 – Development Plan Review for a site plan, building elevations and landscape plan.

THIS DEVELOPMENT PLAN REVIEW WAS CONTINUED FROM THE NOVEMBER 27, 2007

STAFF REPORT: [DRCr_CampusSuites_121107.pdf](#)

Request for **SPRINGHILL SUITES (PL070378)**) (Mike Wimbush, V.P. Operations, World Travel Inns Limited Partnership VII, Owner / Art Sandoval, Iconicity, Inc., Applicant) for a Development Plan Review for a +/- 19,482 s.f. addition to an existing 54,414 s.f. hotel on +/- 2.63 acres, located at 1601 W. Rio Salado Parkway, in the GID General Industrial District. The request includes the following:

DPR07219 – Development plan review including building elevations, site plan and landscape plan for a six-story hotel addition.

STAFF REPORT: [DRCr_Springhill_Suites_121107.pdf](#)

Request for **CHRIST LIFE CHURCH (PL070397)** (Alaine Neihart, Christ Life Church, owner representative; Jason Harwell; applicant) for a Development Plan Review and a Use Permit to add the 34,378 s.f. Jim Roam Family Center to the existing church facility on +/- 4.5 net acres, located at 1137 East Warner Road in the AG Agricultural District, including the following:

DPR07189 – Development Plan Review including building elevations, site plan and landscape plan.

ZUP07156 – Use Permit for a ten percent building height increase from 30'-0" to 33'-0" in the AG Agricultural District.

THIS CASE WAS CONTINUED FROM THE NOVEMBER 27, 2007 HEARING

STAFF REPORT: [DRCr_CHRISTLIFE_121107.pdf](#)

Request for **FEDEX EXPANSION (PL070460)** (Jerry Columb, Levine Properties, owner / Barry Dennis, Andrews Design Group, Inc., applicant) for a Use Permit to allow vehicle parking quantity in excess of 125 percent of required parking and a Development Plan Review for a +/- 50,656 s.f. addition to an existing 95,215 s.f. ground distribution center on +/- 11.16 acres, located at 1666 North McClintock Drive in the GID, General Industrial District and the R.S.O.D., Rio Salado Overlay District. The request includes the following:

ZUP07180 – Use Permit to allow vehicle parking quantity in excess of 125 percent of required parking.

DPR07235 – Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_FEDEXexpansion_121107.pdf](#)

ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. **Cases may not be heard in the order listed.** The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

12/05/2007 4:23 PM